



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3003263
Applicant Name : Paul Pierce
Address of Proposal: 1506 NW 52nd Street

SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into four parcels of land. Proposed parcel sizes are: A) 2,252.1 sq. ft., B) 672.4 sq. ft., C) 672.4 sq. ft.; and D) 672.8 sq. ft. The existing structures will be demolished. Construction of four live-work units has been submitted under Project #2503523/Permit# 753261. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

The following approval is required:

Short Subdivision – To subdivide one parcel into four lots.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition,
or involving another agency with jurisdiction.

BACKGROUND DATA

Zoning: C1-65'

Uses on Site: One single family residence and shed

Substantive Site Characteristics

This 4,269.7 square foot subject site (the “parent lot”) is a rectangular lot that is located on Northwest 52nd Street just west of 15th Ave. W. Construction of four live-work units has been submitted under Project #2503523/ Permit# 753261. The project site is located within a Commercial 1 zone. The site slopes from north to south with the steepest part of the site between the front of the existing house and the sidewalk. The site is not located in any mapped critical areas. There is a gravel driveway off of Northwest 52nd St.

Proposal Description

The applicant proposes to subdivide one 4,269.7 square foot parcel into four lots with the following lot areas: A) 2,252.1 sq. ft., B) 672.4 sq. ft., C) 672.4 sq. ft.; and D) 672.8 sq. ft. Vehicular parking for the proposed Lots A, B, C and D is via an ingress, egress, utility and parking easement directly off Northwest 52nd St. There are three parking pads (one ADA stall and two regular stalls) identified along the southeast lot line and one parking pad identified along the northwest lot line. A 5-foot pedestrian access extends from the entrance off Northwest 52nd St along the west side of proposed units A, B, and C ending at Unit Lot D.

Construction of four live-work units has been submitted and was issued under Project #2503523/ Permit# 753261. The subject of this analysis and decision is limited to the subdivision of land. The existing structures will be demolished.

Public Comment

The comment period for this proposal ended on September 28, 2005. During this period, one written comment letter related to this project was received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees; and*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. Detailed discussion of Criterion #7 follows below.

The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply, and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION – SHORT SUBDIVISION

The proposed Unit Lot Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS – UNIT LOT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Include the Joint Use/Maintenance Agreement on the final plat.
2. The Joint Use/Maintenance Agreement should be revised to include the common sidesewer and storm drainage system that will serve the proposed Lots.

3. Include the required easements from Seattle City Light on the face of the plat and in the legal descriptions of the affected Lots.
4. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
5. Submit the recording fee and final recording forms for approval.

Prior to Issuance of any Building Permit

1. Attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: _____ (signature on file) Date: March 30, 2006
Janet Hyde-Wright
Land Use Planner

JHW:bg

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